

February 8, 1968

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Hale Champion, Development Administrator
SUBJECT: Zoning Referrals

Re: Petition No. Z-1043
Anthony's Pier 4, Inc.
70-100 Northern Avenue, Boston

Petitioner seeks a conditional use permit for a 100 vehicle open air parking lot in a Waterfront (W-2) district. The vacant lot is located on Pier 2, opposite the Chapel of Our Lady of Good Voyage. Petitioner proposes to lease the facility to a professional parking corporation and the use would remain until other development is undertaken. The proposed conditional use is not the highest and best use for this property and denial is recommended.

VOTED: That in connection with Petition No. Z-1043, brought by Anthony's Pier 4, Inc., 70-100 Northern Avenue, Boston, for a conditional use permit to operate a 100 vehicle open air parking lot, for a fee, in a Waterfront (W-2) district, the Boston Redevelopment Authority is opposed to the granting of the permit. The proposed use is not the highest and best use for this property.

Re: Petitions Nos. Z-1045 - Z-1046
Revival Center, Inc.
701 & 703 Massachusetts Avenue, Boston

Petitioner seeks two conditional use permits to change occupancy from a church-lodging house to a church-dormitories and parsonage in an Apartment (H-2) district. The dormitories, conditional in the apartment district, will accommodate 24 ministry students in each building. The Revival Center is a four-story church and bible training center located at the corner of Harrison and Massachusetts Avenues. The church has existed in this area for over forty years. The petitioner is rehabilitating the property in compliance with the South End Urban Renewal Plan. A parsonage, pastor's office and study will also be provided. The South End staff has no objection to the conversion and approval is recommended.

VOTED: That in connection with Petitions Nos. Z-1045-Z-1046, brought by Revival Center, Inc., 701 and 703 Massachusetts Avenue, Boston, for two conditional use permits to change occupancy from a church-lodging house to a church-dormitories and parsonage in an Apartment (H-2) district, the Boston Redevelopment Authority has no objection to the granting of the permits. The church has existed in the area for many years. The proposed conversion will provide housing units for approximately 24 ministry students in each building and a parsonage, study and pastor's office. The rehabilitation will conform with the objectives of the South End Urban Renewal Plan.

Re: Petition No. Z-1048
William T. King, Trustee
765 Summer Street, South Boston

Petitioner seeks two conditional use permits to erect a one-story office and three-car repair shop garage in a Waterfront (W-2) district. A repair shop-garage and offices are conditional uses in this district and require Board of Appeal approval. The property is located opposite the Boston Edison Summer Street station, in a complex of industrial, manufacturing and warehouse uses. The petitioner's present facilities are located in an old and inadequate boiler house at 21 Elkins Street. The proposal would service the various uses in the area. Approval is recommended.

VOTED: That in connection with Petition No. Z-1048, brought by William T. King, Trustee, 765 Summer Street, Boston, for two conditional use permits to erect a one-story office and three-car, repair shop garage in a Waterfront (W-2) district, the Boston Redevelopment Authority has no objection to the granting of the petition. A repair shop garage and offices are conditional uses in this district and require Board of Appeal approval. The proposal will benefit this industrial-manufacturing complex by providing a useful service.

Re: Petition No. Z-1049
 Vincent Galbato
 4 Pond Street, Hyde Park

Petitioner seeks three variances to subdivide a lot in a Single Family (S-.3) district. The proposal violates the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 14-1. Minimum lot size less than required	9000	7320
Sect. 15-1. Floor area ratio excessive	0.3	0.49
Sect. 20-1. Rear yard insufficient	40	25

The present lot contains 16,420 square feet and the petitioner intends to provide part of this land (approximately 9100 square feet) to his son to erect a single family house. The petitioner would continue to maintain his single family home on a lot area of approximately 7320 square feet. Lots of similar size exist in the area. The proposal is a reasonable use of land which will not adversely affect the neighborhood. Approval is recommended.

VOTED: That in connection with Petition No. Z-1049, brought by Vincent Galbato, 4 Pond Street, Hyde Park, for variances of minimum lot size less than required, excessive floor area ratio, and insufficient rear yard, to subdivide a lot in a Single Family (S-.3) district, the Boston Redevelopment Authority has no objection to the granting of the variances. The petitioner intends to provide part of his land (9100 sq. ft.) to his son to erect a single-family dwelling. The petitioner will maintain his existing single family home on a lot area of approximately 7320 square feet. Lots of similar size exist in the area. The subdivision will not adversely affect the character of the neighborhood.

Re: Petition Nos. Z-1050-Z-1051
 Thomas Kearns
 90-92 East Cottage Street, Dorchester

Petitioner seeks two variances to subdivide land in a Light Manufacturing (M-1) district. The proposal violates the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 15-1. Floor area ratio excessive (#90)	1.0	1.7
Sect. 15-1. Floor area ratio excessive (#92)	1.0	1.5

The subdivision of this single parcel containing two non-conforming three-family structures into two parcels with a structure on each, will have no real effect on use, coverage of land or any foreseeable adverse affect on adjacent properties. The proposal involves no physical changes and approval is recommended.

VOTED: That in connection with Petition Nos. Z-1050-Z-1051, brought by Thomas Kearns, 90-92 East Cottage Street, Dorchester, for variances of excessive floor area ratio to subdivide land in a Light Manufacturing (M-1) district, the Boston Redevelopment Authority has no objection to the granting of the variances. The proposal involves no physical changes which would adversely affect the adjacent properties. The violations are existing and minimal.

Re: Petition No. Z-1053

Murray Robinson

115-117 Dorchester Street, South Boston

Petitioner seeks three variances to erect a one-story rear addition to a hardware store in a Local Business (L-1) district. The proposal violates the code as follows:

		Req'd.	Proposed
Sect. 15-1	Floor area ratio excessive	1.0	1.09
Sect. 18-4	Front yard insufficient	10	0
Sect. 20-1	Rear yard is insufficient	20	0

The addition would extend the length of the existing rear yard to the side of a three-family dwelling at 317 Silver Street. The proposal represents an undesirable density of land coverage and would have an adverse affect on adjacent residential properties. Recommend denial.

VOTED: That in connection with Petition No. Z-1053, brought by Murray Robinson, 115-117 Dorchester Street, South Boston, for variances of excessive floor area ratio, insufficient front yard and insufficient rear yard, to erect a one-story rear addition to a hardware store in a Local Business (L-1) district, the Boston Redevelopment Authority is opposed to the granting of the petition. The proposed addition, which will extend the side of a three-family dwelling, represents an undesirable density of land coverage and would have an adverse affect on adjacent residential properties.

Re: Petition No. Z-1054

Franklin C. Heinemann

11 South Russell Street, Boston

Petitioner seeks two variances to change occupancy from seven to eight apartments in a Local Business (L-2) district. The proposal violates the code as follows:

Re: Petition No. Z-1054 - Continued

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 15-1	Floor area ratio excessive	2	3.8
Sect. 17-1	Usable open space insufficient	150	45

The petitioner proposes to convert basement rooms formerly occupied as custodial quarters into an apartment unit. Although no exterior change is involved, the conversion would further intensify an already overcrowded condition. The open space deficiency is less than 1/3 of the code requirement in this neighborhood. Denial is recommended.

VOTED: That in connection with Petition No. Z-1054, brought by Franklin C. Heinemann, 11 South Russell Street, Boston, for variances of excessive floor area ratio and insufficient usable open space, to change occupancy from seven to eight apartments in a Local Business (L-2) district, the Boston Redevelopment Authority is opposed to the granting of the variances. The open space deficiency is less than 1/3 of the code requirements. Although no exterior change is involved, the area is already overcrowded and any increase in density would intensify an undesirable condition.

Re: Petition No. Z-1055
 Paul & Harold Garber
 995 Blue Hill Avenue, Dorchester

Petitioner seeks a change in a non-conforming use to change occupancy from a garage, retail furniture store, and storage facility to a garage and sales and storage of tobacco and sundries in a Residential (R-.8) and Local Business (L-1) district. A change in a non-conforming use requires Board of Appeal approval. The property, a basement and two-story structure, is located near Franklin Field. The petitioner proposes the wholesale distribution of tobacco and sundries of a non-prescription nature ordinarily purchased in drug stores. Similar activity exists in the surrounding area. Approval is recommended.

VOTED: That in connection with Petition No. Z-1055, brought by Paul & Harold Garber, 995 Blue Hill Avenue, Dorchester, for a change in a non-conforming use to change occupancy from a garage, retail furniture store and a storage facility to a garage and sales and storage of tobacco and sundries in a Residential (R-.8) and Local Business (L-1) district, the Boston Redevelopment Authority has no objection to the granting of the petition. The proposal will not be detrimental and is consistent with existing commercial activity in the area.

Re: Petition No. Z-1056
Amando Cataldo
99-103 Cambridge & 4 Brighton Streets,
Charlestown

Petitioner seeks a conditional use permit to remodel an existing gasoline service station in a General Business (B-1) district. Petitioner proposes to install three new service islands, four new underground tanks, rehabilitate the existing office structure and landscape the perimeter with new planting beds. A structural change in a pre-existing conditional use requires Board of Appeal approval. An abandoned dwelling and railroad car diner will be razed. The Charlestown staff reports favorably. The rehabilitation will greatly enhance the area and approval is recommended.

VOTED: That in connection with Petition No. Z-1056, brought by Amando Cataldo, 99-101 Cambridge and 4 Brighton Streets, Charlestown, for a conditional use permit to remodel an existing gasoline service station in a General Business (B-1) district, the Boston Redevelopment Authority has no objection to the granting of the permit. The rehabilitation will provide a more efficient service facility and will enhance the neighborhood.

Re: Petition No. Z-1057
Beacon Hill Trust
53 Beacon St., Boston

Petitioner seeks a change in a non-conforming use permit to change occupancy from law offices to law offices and a publisher's office (a Forbidden Use) in an Apartment (H-2-65) District. The four story brick structure, located between Charles and Spruce Streets; was occupied by a publishing firm for almost 50 years. The property was purchased by the petitioner in 1957 and remodelled for law offices. The petitioner moved to the downtown area in 1966 and has now located a buyer who would add the publishers office to the existing law offices. There would be no detrimental impact on Beacon Street which is much less residential in character than the rest of Beacon Hill. Several publishing firms exist in the immediate area. Approval is recommended.

VOTED: That in connection with Petition No. Z-1057, brought by Beacon Hill Trust, 53 Beacon Street, Boston, for a change in a non-conforming use permit to change occupancy from law offices to law offices and a publisher's office (a Forbidden Use) in an Apartment (H-2-65) District, the Boston Redevelopment Authority has no objection to the granting of the petition. There will be no detrimental impact on Beacon Street which is much less residential in character than the rest of Beacon Hill. Several publishing firms exist in the immediate area.

Re: Petition No. Z-1052
Northeastern University
45 Forsyth Street, Boston

Petitioner seeks three variances to erect a five story Law School Building in an Apartment (H-2) District. The proposal violates the code as follows:

	<u>Reqd.</u>	<u>Prop.</u>
Section 18 - 1	Front yard is insufficient	20
18 - 3	Traffic Visibility across corner is insufficient	30
19 - 6	Side yard is insufficient	10
		8

The property is located at the corner of Forsyth Street and Harrison Avenue. The building will be a reinforced concrete structure with white brick and glass exterior walls similar to other Northeastern buildings. The structure will provide additional general classroom spaces and specialized spaces for law students. A proposed City of Boston street change will eliminate the corner traffic violation which is minimal. The Fenway Project Director and Transportation Department have no objections. Approval is recommended.

VOTED: That in connection with Petition No. Z-1052, brought by Northeastern University, 45 Forsyth Street, Boston, for variances of insufficient front and side yards and insufficient visibility across corner to erect a five-story Law School Building in an Apartment (H-2) district, the Boston Redevelopment Authority has no objection to the granting of the variances. A proposed City of Boston street change will eliminate the minimal corner traffic violation. The yard variances are also minimal and the structure will be consistent with the other school buildings.